145 BUSINESS OPPORTUNITIES

4-PLEX ONLY $15,900

Completely rewired, copper pipe, Durold roof, this property consists of 4 self-contained suites — one 3-bedrm, two 2-bedrm and one 1-bedrm; all suites are spacious and in very good condition; 4 carports plus 2 garages and workshop. Income $245 per month at very moderate rents; expenses are very low, and a reasonable down payment will handle.

Full particulars from T. Mullen, GR 7-3642, or office, EV 5-8704

8 SUITES—OVER $5000 PER YR INCOME

Consisting of seven 1-bedrm suites and one 2-bedrm suite. This valuable property, approx 9 yrs old, has room for further expansion if desired. The expenses are exceptionally low and absentee owner could operate with a minimum of caretaking. Mortgages, house or smaller revenue property will be considered as part of the down payment. Very good terms on balance.

Full price only $37,500

Call T. Mullen, GR 7-3642, or office, EV 5-8704

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

REVENUE EXCLUSIVE

If you are looking for trouble-free revenue property then let me show you this one. Situated in a choice rental area within walking distance to town. Consists of FOUR SELF-CONTAINED SUITES all with electric ranges and frigs; carports, fully auto oil HOT WATER HEATING. Never a vacancy due to moderate rents. Every suite tastefully decorated and in perfect condition. Nothing more to do. Taxes only $250. Clear title. Phone me today for an appointment to view. Mr. Bryan EV 2-4255 anytime, res. EV 4-4771. J. H. Whittome & Co. Limited.

4 SUITES ROCKLAND OWNER AWAY OFFERS DOWN

Just 5 minutes to Douglas St. Income $3,360 per yr. If you are looking for a good building in the best condition and location, see this. All suites have separate meters, entrances, etc. Oil HW heat. Just ½ block from proposed new Court House, etc. 3 one-bedroom suites and 1 two-bedroom suite. Full particulars available. Full price $24,900

C. Mallett, Western Homes Ltd., EV 2-2157 anytime.

LOOK 3 SUITES CLOSE IN $4500 DOWN (TRADE CONSIDERED)

This is a very nice building in good condition and location. Oil-O-Matic heat. Separate meters, entrances, etc. Possible expansion. Income $2,640 per yr. If you are looking for an investment then see this. Full particulars.

Full price $19,750

C. Mallett, Western Homes Ltd., EV 2-2157 anytime.

Real Producers ESQUIMALT TERMS

THERE WERE 3, NOW THERE IS ONLY 1 LEFT. 4 SUITES. NEVER A VACANCY. ONLY 4 YEARS OLD. THE OWNER HAS NOTHING TO DO BUT COLLECT THE RENTS.

$25,500

For further information please call Roy Green or S. Stephens, EV 4-9755 anytime.

TAYLOR SPITTAL LTD.

"IN-TOWN MARINA"

Get into North America's fastest growing business. This strategically located marina with ways for 40-ft. boats, showrooms, work shop, boat rentals and wharves for 35 tie-ups, plus luxurious duplex living accommodation and a four-room cottage (waiting for the handyman), set on 169' of lovely waterfront, right in town offers unlimited opportunity for further development and all for only $12,000 down payment and with and end price of only $36,000

Trade will be considered. Call now, ED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

MEAT MARKET

If you are a qualified butcher, this may be just the opportunity you have been looking for. $1,800 cash is all it takes to put you on the road to independence. Balance on convenient terms. Lease on premises available for your protection. Please do not ask for information on telephone. Full particulars by appointment with Don Bacon, EV 5-6741 or EV 4-0237.

Price $6950

Northwestern Securities of Victoria Ltd.

BUY OR LEASE

Suburban grocery plus owner's 3-bedrm suite. A second suite rented at $60 per mo. Excellent equipment and good commercial property are open to the man who looks to the future. FULL PURCHASE PRICE $18,500 on good terms.

Or

Will lease for $100 per mo. on purchase of equipment and stock the main grocery and owner's 3-bedroom suite. For further particulars call A. J. C. Jeffery, EV 4-0531; eves. EV 5-8917.

Exclusive
HAGAR & SWAYNE LTD.

FOOD MARKET GOING CONCERN GROSS $4,500 MONTH

If you want to profit by someone else's spadework, this is for you. A nice husband and wife business. Good equipment, self-serve layout. Audited books available.

Store and equipment $5,000
Stock approx $4,000

For details phone Sid Bentley, EV 5-9765; eves. EV 2-6600.

FAIRFIELD REALTY, 335 Cook St.

INCOME PROPERTY

401 Burnside Rd., corner lot is 80'x120'. Large bldg has living quarters. Taxes and fire insurance $188 per year. Net income approx $138.25 per month. Rented on a long term lease. The business is not for sale, just the property.

Asking price $15,000

Contact Lloyd Tinkham or Charles Giddy, EV 5-2458 anytime.
BYRON PRICE REALTORS

GROCERY

LIVING QUARTERS
$1,500 PLUS STOCK

Established business located in the ever popular Saanich district. Owner has good reason for selling, and with 5-room living quarters on main floor makes this a rare opportunity. Call A. E. Leo at EV 2-7276 anytime.

TOWN & COUNTRY HOMES LTD.
851 Pandora

PAY $2,000 DOWN, TOTAL PRICE $7,750 for revenue building. Consists of two suites and store. Total rents $1,824 less taxes, etc., nets $1,434 or 18½%. Please call George Dickason eves. EV 3-0449. King Realty, EV 2-2131.

145 BUSINESS OPPORTUNITIES

RANDALL'S LIMITED

ZONED COMMERCIAL 2 LOTS

Something very unusual is this 15-room home, partially converted to three suites, the balance either rent as rooms or light housekeeping. The building throughout is solid and in excellent condition. Presently the gross rents are $268 per month, plus a three-room suite for owner. The basement is high and another suite could be put in. Excellent pkg. oil heat. Location is right in the heart of Esquimalt business area. At any time the ground alone could bring an unheard of price. Presently being offered (not including owner's furniture) for $21,000

This would make an excellent rest home, apartment, or a business development. Terms.

3 SUITES CLOSE IN

Self-contained and a stone's throw from Eaton's. Owner has four rms and bath and revenue from two suites $115 per month. One suite fully furnished. New oil heating. Everything in good condition. Around $5,000 down.

Price $14,700

5 SUITES

Stucco conversion. Revenue grossing $3,186. Low operating costs. Jubilee area.

Price $25,000

With low down payment.

FAIRFIELD

Side-by-side duplex, 5 rooms each. Hot water heat.

Good location $16,000

Mr. Randall, eves. EV 2-5447 or Mr. Davis, eves. EV 4-8614.

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

BIG COHO FISHING RESORT

NORTH VANCOUVER ISLAND

Located in the finest fishing grounds of the whole of Vancouver Island and enjoying the finest of silver sand beaches. Popular with American tourists and enjoying an unsurpassable sea view. Completely built within the last five years and enjoying a 4-star rating, with all units well decorated. There are 8 rental units, a trailer park for 50 trailers, with light, water, septic tanks. There is camping space for 100 tenters. There is a large number of clinker-built boats, tables, guides, launching winch for boats. Located on nearly 2 acres of park-like grounds with waterfront foreshore rights. Season from April 1 to Nov. 30. Net profit is very high for the amount invested of $25,000 down.

Full price $49,000

Contact I. V. Ed Saunders, home, Sundays, evenings, EV 4-9458. Northwestern Securities of Victoria Ltd., 631 Yates St. EV 5-6741.

DUPLEX BARGAIN

YOUR DOWN PAYMENT MAY DO

Consisting of one 2-bedroom suite and one 1-bedroom suite, this duplex is ideally located close in, near shopping centre and bus line on a nice, quiet street. Upper suite rents furnished at $65 per month, lower suite now vacant for owner. The lot is nice and level with several fruit trees; lane at back.

Full price only $6950

T. Mullen, GR 7-3642 or office EV 5-8704.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

BONA FIDE CASH BUSINESS

Unusual opportunity to obtain well-established business. City location, close in, good lease, low rent. Ideal operation hrs 9 to 6 p.m. Health reason for selling. Full information, terms, price, etc., principals, by appointment only. Call MR. HOUSTON.

EV 5-3435; res EV 5-6476
EXCLUSIVE

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

SECURITY SAVINGS

PLUS ALL EXPENSES AND A FREE SUITE FOR OWNER

4-SUITE CONVERSION in Fairfield. All self-contained, each with private bathroom and kitchen. A splendid investment to help with the present-day cost of living.

Full price only $17,250

L. H. Rands, EV 3-4117; Res., EV 2-8980.

LEACH & SPARKS

AUTO COURT

Ten units, plus hook-up for 10 trailers. A lovely setting, with room for expansion. Owner retiring. Revenue approx $10,000. $20,000 handles.

Price $46,000

Roy Gill, EV 4-9305; res., EV 4-3310
Financial Survey Limited

PAIRFIELD — REVENUE

Approximately $300 a month gross. 3-room suite, fridge and range, and another 3-room suite, modern cabinets and range. Both on ground floor. Plus 3 separate LHK rooms on second floor. 2 bathrooms. Full basement. Separate garage. All this on attractive Fairfield property. Let the tenants pay your rent. Only $2,500 to handle. Full price $12,500. Call Mr. Baird, EV 5-4334, eves. EV 4-0483.

DICKIE & CO. REALTY
833 Fort St.

WANTED A RETAIL OR WHOLESALE business, not food. Will pay all cash, from $10,000 to $25,000. Phone Mr. Jones before 9.30 a.m. and after 5 p.m. at EV 3-2202 for an appointment. Mr. Jones, Jones & Scott Ltd., 332 Yarrow Building.

HOTELS
APT. BLOCKS
AUTO COURTS

BUY, SELL, TRADE COMMERCIAL PROPERTIES ANYWHERE IN B.C. PHONE RON DE MONTIGNY, EV 5-6741, NORTHWESTERN SECURITIES OF VICTORIA LTD.

GROCERY AND HARDWARE

Excellent location, well-established, self-serve business; turnover $113,000 per year, best of equipment; hours, 8 to 6 p.m.; good steady trade; easy rent on lease. Full price $10,000, plus stock at invoice; terms. Seen by appointment only. Stan Hyland, EV 4-9305; res., EV 3-3520. Financial Survey Limited.

CONFECTIONERY AND COFFEE SHOP MUST BE SOLD QUICKLY. REDUCED TO SACRIFICE PRICE FROM $8,500 TO ONLY $7,500 WITH MINIMUM OF $3,000 DOWN. TO VIEW CALL MR. SALTER AT EV 2-8117 OR EVES. EV 4-7239. NEWSTEAD REALTY LTD., 766 FORT ST.

5 SUITES, NEW

This new block of spacious one and two-bedroom suites was planned for high return, low cost, trouble-free operation in one of the better rental areas. Full price only $45,000. McMahon, EV 2-8117, or GR 7-1455. Newstead Realty Ltd., 766 Fort.

REAL ESTATE OFFICE, ON THE ground floor; has space and services of a secretary to share, or will buy insurance department. Victoria Press, Box 878.

$2,000

For sale, general insurance business to be associated with separately owned real estate department. Modern ground floor office, parking lot. Apply to Victoria Press, Box 892.

ATTRACTIVE FLORIST AND GIFT shop. Excellent tourist location. Victoria Press, Box 1828.

147 EXCHANGE REAL ESTATE

WILL TRADE OLDER 3-BEDROOM 1-floor bsmt home in North Oak Bay for 4-rm ho-bsmt bung in Jubilee-Willows or Oakland district. Price range around $7,000. B. E. Porritt EV 4-9318, EV 4-8152. C. N. Montague Co.

148 LISTINGS CANCELLED

SIDNEY DUCK FARM SOLD BY MR. AGAR OF JOHN BLAIR LTD. GOOD BUSINESS LISTINGS URGENTLY NEEDED. BONA FIDE CLIENTS WAITING. PLEASE PHONE MR. AGAR EV 5-3742 ANYTIME.

2010 LORNE TERRACE. SOLD BY Pemberton, Homes Ltd., 1002 Government Street.

149 LISTINGS WANTED

"ORGANIZATION"

Let us "organize" the sale of your home. To effect the sale of anything on today's markets, a definite sales plan of "merchandising" is required. If your home has been on the market for any length of time and you are wondering why it has NOT SOLD, let us give you our COMPLETE ANALYSIS and make it IMMEDIATELY SALEABLE.

For further information Please phone ETHEL HARVEY, EV 5-4368 or EV 5-6741. Northwestern Securities of Victoria Ltd.

REVENUE WANTED NOW

DUPLEX, TRIPLEX
CLIENTS AVAILABLE
THIS IS URGENT

C. Mallett, EV 2-2157 anytime.
WESTERN HOMES LTD.

LIST WITH RITHET

706 Fort Street EV 2-4251

Naval Officer Just Arrived

Requires 2-3 bedroom home. Possession 30 days. Phone George Clark, Western Homes Ltd., EV 2-2157, res. EV 2-9453.

DUPLEX WANTED SIDE-BY-SIDE

Walking distance. Client has $10,000 cash. Phone A. V. Waite.
HOLLICK REALTY (1958) LTD.
EV 5-8794; res. EV 3-1573.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING

Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms, their salesmen, their contacts go to work for you.

MULTIPLE LISTING BUREAU
1216 Broad Street

150 HOUSES FOR SALE

VICTORIA REALTY LTD.

1115 DOUGLAS STREET

$2500 DOWN SHORNCLIFFE AREA 3 BEDROOMS

Choice new home in charming locations close to all your needs — schools, transportation, parks, shopping. There are three nice-sized bedrooms, large living room with fireplace, separate dining nook, large kitchen with eating area, 4-pc bathroom with colored fixtures, oil heat; full, large basement. Total price $12,500

Vic Wilson, EV 2-9145 or (eves) GR 7-1178

3 BEDROOMS

Darling 3-bedroom home in choice Saanich location, nestled in ¼ acre of oak trees amid choice homes, with excellent transportation, shopping and schools, and features extremely large combination living and dining room with floor-to-ceiling Roman tile fireplace, raised hearth and large Cape Cod window. There is a large, compact cabinet kitchen; a through hall leading to two children's bedrooms; charming 4-pc colored bathroom, and Bendix washer and oil furnace. This is a well-built "no-basement home" with an attached garage. Owners are moving and must sell. Full price with excellent terms $11,900

See this one soon.
Vic Wilson, EV 2-9145 or (eves) GR 7-1178

SUPERIOR NHA

This home is full of extras such as open stairwell, vanity and colored fixtures in bathrm, fireplace and roughed-in plumbing in daylight basement which could be a suite; extra large living rm, dining rm; 3 bedrooms. On 12-min bus service. This city home must be seen to be appreciated. High location with delightful view. Here is real value at only $2,600 down. Please call R. O. Ney, EV 2-9145, or (eves.) EV 4-5406.

RETIRED?

Here's a swell bungalow, 2 bedrms, LR and kitchen; part basement, wood and coal furnace; quiet street ½ block from bus and store; 3-mile circle. Call J. A. Dunick, EV 2-9145 or (eves) GR 9-3356.

$75 MONTH

BUYS
4 BEDROOMS
WIRED FOR RANGE
IN GOOD DISTRICT
CLOSE TO CONVENIENCES
A GOOD FAMILY HOME

ONLY $1000 DOWN

Phone B. Cartwright at 5-6741 NOW

Northwestern Securities of Victoria Ltd.

McCANDLESS REALTY

830 Fort St. Phone EV 3-6111

SPECIAL, $1200 DOWN

FURNISHED COTTAGE

4 spotless rooms, living room, fireplace, light floors, 2 bedrooms, small, bright kitchen with nook, cab pantry, 3-pc bathroom, new oil range and tank. Re-wired. Durold roof, nice garden. Low taxes. Handy location on bus line near Haultain Street. Furnished, including fridge, washing machine, TV.

REAL VALUE AT $6300

FOR GRACIOUS LIVING

A Dream Home

Superior 9-year-old 4½-room bung, with large living room, 2 bedrooms, elec kitchen and dinette, lovely extra room in basement, O-O-M heating unit. This is a beauty, well decorated and spotless. SO MANY EXTRAS, TOO.

$6,700 down. Price $11,500

Mrs. M. Ramsdale
EV 3-6111 or EV 4-5835

CADBORO BAY—NHA 3 YEARS OLD $12,900

3-BEDROOM FAMILY HOME, L-SHAPED LR-DR WITH ROMAN TILE FIREPLACE, CABINET KITCHEN WITH DINING AREA, OAK FLOORS, OIL-O-MATIC FURNACE, CARPORT WITH STORAGE. IMMEDIATE POSSESSION. MORTGAGE OF $8,000 AT 5¼%, $68 P.I.T. $2,000 DOWN, BALANCE TO VENDOR. TO VIEW THIS BARGAIN HOME NOW, CALL SID LANGHELT, EV 5-6741 OR EVES. GR 7-6098. NORTHWESTERN SECURITIES OF VICTORIA LTD.

$300 DOWN—DUPLEX, ONE HALF finished, highway frontage at Sooke, $7,900. EV 5-5529.

THERE OUGHTA BE A LAW

150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED

1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

OAK BAY 2516 EASTDOWNE RD. Exclusive Listing

A clean cut stucco bungalow with full bsmt, auto oil heat and extra room. The main floor has 3 bedrms, 4-pce bathroom, living room, sep. dining room and cab kit. It is situated on a fully landscaped lot and is only 8 years old. Price $14,900

Jim Ranson, EV 5-8771, Res. EV 5-6614.

RETIRED

And are looking for a cute 3-room cottage, close to town, 15 years old. Taxes $79. Neat and clean. All good-sized rooms. Oil range included. $1,500 down. Full price is $5850

Jim Ranson, EV 5-8771, Res. EV 5-6614

SEA VIEWS OPEN HOUSE

Friday, March 13th
6.30 to 9 p.m.
Saturday, March 14th
1.30 to 5 p.m.

2171 WENMAN DRIVE GORDON HEAD

This most attractive home offers first-class WORKMANSHIP throughout and magnificent PANORAMIC SEA VIEWS. It consists of through hall with wall-to-wall carpet except front entrance which is beautifully done in SLATE, large LR with FP, bricked to ceiling, guest-sized DR, large master bedroom with double clothes closets; these three rooms have a wonderful view of the sea. 2nd bedroom is large. A most attractive and convenient kitchen and nook, with cement patio and brick planter at the back. Pembroke bathrm, stairway leading to large bed-sitting room with FP, cab kit and bathrm on ground level, oil heating. THIS LOVELY HOME WOULD SUIT A COUPLE, A FAMILY or a couple who has a mother or father-in-law who would like to have a suite with separate entrance. DON'T OVERLOOK SEEING THIS ON THE ABOVE DATES. Front ground to be landscaped shortly. Full price with EXCELLENT TERMS $21,500

Please ask for Mr. Lawson, Eves. EV 2-4867; Days EV 5-8771

CLOSE-IN CITY

4½-room stucco bungalow consisting of living room with oak floors, 2 bedrooms, cab kitchen with nook. Full cement bsmt, hot air heat. Sep. garage. Close to bus, schools and stores. Full price $8700

Please ask for Mr. Lawson, Eves. EV 2-4867; Days EV 5-8771.

UNIVERSITY AREA

Reduced $1,000 for a quick sale. This lovely 3-year-old home of approx. 1,300 sq. ft. is situated in the University area in a high location with TERRIFIC VIEW. It consists of through hall plan with large living room and dining room, attractive and convenient kitchen with many cupboards all in natural finish, 3 bedrooms and den finished in wood over third bedroom, 4-pce bath with colored fixtures, attached garage, full high cement bsmt with very large plastered rumpus room, packaged oil heat, large portion at the back blacktopped. This is a well built home in a lovely high location with exceptional views. Don't miss seeing it on Saturday. N.H.A. 5½% mtge. Full price with excellent terms $14,900

Please phone Mr. Lawson, Eves. EV 2-4867; Days EV 5-8771

SLASHED

WAS $9,100 yesterday. NOW buy this 3-bedroom home at 3333 Cook St. for $8,650. Good living room with FP, bright kitchen with eating space; full basement and drive-in garage. Owner has new house so try $2,000 DOWN. Price only $8650

Cec. Pearce, EV 5-8771, Res. EV 5-4621

GORGE — TOURIST 9 Rooms, 3 Bathrooms

A lovely home with wonderful revenue. Summer revenue $600 and up per month. Furniture in rental units remains and is of high quality. Whole house is in spotless condition. Ideally situated. Oil heat. A wonderful opportunity and some terms at only $13,950

Mr. Hill, EV 5-8771; Res. EV 3-7585

JUST COMPLETED LAKE HILL DISTRICT $2500 WILL HANDLE

Attractive stucco bungalow containing 4 lovely rooms, plus good dining room space off kitchen. Full bsmt, O-O-M heating. Attached carport. In new subdivision among lovely new homes. A real buy at only $9950

Mr. Hill, Res. EV 3-7585 or Mr. Pearce, Res. EV 5-4621.
Office EV 5-8771

MODERN RANCHER REDUCED

Far below replacement cost. Over 1,550 sq. ft. on one floor, three large BRs, den, utility, large living and dining rooms. Nicely landscaped, close in, high location with good view. Very anxious to sell. Full price with terms, only $16,000

Contact R. Hanson anytime
EV 5-8701, res. EV 5-5895

MOREY & JOHNSTONE

Real Estate 3244 Douglas St.

BRAND NEW ONLY $1000 DOWN

Will give you possession of this approx. 1,200 sq. ft. NHA stucco bungalow. There are three large bedrooms, large L-shape living-dining room, utility, storage, carport. Full price $13,600

Well located near schools adn bus.
Contact Orv. Twamley anytime, EV 5-8701.

Morey & Johnstone, 3244 Douglas St.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-5614.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.

96 Years in Real Estate.

MT. DOUGLAS AREA 4157 GLENDENNING $3500 DOWN TWO BEDROOMS NO STEPS, SECLUSION

Situated on nearly an acre of treed land. Living room has large attractive fireplace, cabinet kitchen with large dining area, utility room, 4-pce bathroom with vanity. Package HA oil heat. Carport.

Price $13,700

Exclusive Listing
Call Mr. J. Mackenzie, EV 4-4115 anytime

A GOLFER'S PARADISE 3121 WOODBURN AVE.

See this spacious no bsmt rancher with over 1500 ft. of distinctive living area. Gracious entrance with slate floor. Thru hall. Lge living and dining area panelled in mahogany. Bright cheerful elec kitchen with eating area. Two lge bedrms and den or 3rd bedrm. Two baths. Dble carport. Kitchen overlooks beautiful Uplands golf course. Full Price $21,500

with good mtge available.
Please call Allan McGillivray at EV 4-4115 anytime.

SEA VIEWS, DEN, F.P. NO STEPS — 2 BR

A beautiful rancher built 2 years ago and in immaculate condition throughout. Double attached carport leads to level entrance and through hall, large den with fireplace, living and dining rooms with panoramic views, smart kitchen and nook with views, large utility, workshop and storage rooms off. No basement, but plenty of storage in this home. Lot 100'x100', 2 patios, planters, etc. Extra view lot may be purchased if desired. $11,000 NHA mortgage available, $97 PIT. 5½%. See this today at $18,950

Exclusive Listing
Please ask for Mr. W. O. Cameron, EV 4-4115

ROWLAND HEIGHTS SPACIOUS 5 ROOMS IMMACULATE!

Level entrance to this beautiful 3-year-old cedar shake bungalow. Living room with mahogany panelling on fireplace wall, large dining area, 2 roomy bedrooms with completely-tiled bath between, exceptionally smart kitchen and leather-upholstered nook, large utility and furnace room, attached garage. Choice treed lot. $5,000 (maybe less) will handle. Immediate possession. See our sign at 3334 Biscoe Drive. This home is outstanding and will bear the closest inspection!

Full price $14,950

Exclusive Listing
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime

SECLUSION A TUDOR OAK BAY

A striking-looking residence situated away back from the street amidst oak trees. Reception hall, washroom, LR, 24x15; full DR, pleasant kitchen, open stair to three bedrooms and bathroom, walk-in closets, recreation room in basement. Definitely for the buyer looking for charm plus a double lot. The asking price is $19,500

Call Mr. C. R. V. Bagshawe, EV 4-4115 anytime

UPLANDS BUNGALOW

A beautifully located 6-room cedar shake bungalow with southern exposure. Spacious liv rm and DR combined both with wall-to-wall carpets. 2 fine twin size bedrms and a lovely panelled den. Elec cabinet kitchen with nook. Extra bedrm, bathrm and rec room in basement. Lot is fully landscaped. Attached garage.

Price $27,500

Call Mr. Vivian Bagshawe EV 4-4115 anytime.

LANSDOWNE PARK AMIDST THE OAKS INSTANTLY APPEALING

Yes, this beautiful new bungalow now nearly completed at 3355 Gibbs Road has the location, planning, workmanship and materials to make this a truly outstanding home for today's living. Some of the features are: very attractive living room with raised hearth and mahogany panelled inside walls, dining room with sliding glass doors to large SUN DECK, very smart cabinet kitchen with breakfast area and laundry facilities, 4-piece bathroom with vanity, and 3 bedrooms, the master bedroom having 2-pc washroom with vanity off. Open stairway with wrought iron railings and gate to a full high above ground cement basement with roughed-in plumbing, fireplace for rumpus room and space for extra bedrooms. 2-car carport. Outstanding buy. EXCLUSIVE LISTING $22,600

Call Mr. Hope at EV 4-4115 anytime for appointment to view.

THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115

Home and Investment HI QUADRA

Enjoy home ownership with a good net return from this professionally-converted 6-suite apartment which is set right next to the owner's beautiful 6-year-old 3-room home. Both the home and apartment block are sitting on ⅔ acre of lovely landscaped grounds. This is an opportunity you can't afford to miss. Trade for a summer resort or call FRED BERGMAN NOW for full details on these outstanding properties. EV 5-6741 or EV 5-8915. Northwestern Securities of Victoria Ltd.

BETTER

Than no down payment on your lot—on our lot $ down payment.

Old houses could be traded in for new ones. Call us to discuss things with you with no obligation to you.

KASAPI CONSTR. CO. LTD.
EV 5-5614

$1,000 DOWN

I have 2, three-bedroom NHA homes. Located reasonably close in. Close to bus and shopping. Houses are 1160 sq. ft. consisting of L-shape living and dining room, cabinet electric kitchen, oak floors. Oil, heat, etc. Full price, $13,200. For additional information, phone Mr. Wall at EV 5-8701 anytime. Morey & Johnstone, Real Estate, 3244 Douglas.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.

ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

From Around the World They Come to Victoria

And some of them prefer to live in OAK BAY where pride in ownership is in evidence on every street. Little wonder there is a waiting list for homes in this area. Resale value is always good too. We invite you to see this older three-bedroom home. One smaller bedroom could be used as a den. This home needs interior decorating but is otherwise sound. Full basement with extra plumbing. Oil heat. Low taxes. Paved streets and sidewalks. Bus service. ASKING PRICE WITH TERMS $13,900

Phone E. K. Lane EV 4-8124
Res. EV 2-5592.

Duplex or Family Home NEWPORT — $17,900 4 Bedrooms—2 Baths

Beautifully located semi-bungalow with a delightful garden adjoining the golf club. Living room, dining room, kitchen, 2 bedrooms and bath down; 2 bedrooms and bath up. This is either a duplex or a delightful family home. ACT QUICKLY. Phone Mrs. Shirley, EV 4-8124. Res. EV 4-8485.

HIGH, WIDE and HANDSOME

High location, attractive 5-room plus bungalow, under five years old. Built under NHA. All hardwood floors. 12x20 living room with fireplace. Handsome kitchen, wired and nook. Four-piece bathroom with built-in vanity. Three bedrooms. Full cement basement, pkg. oil heat, garage. Large grounds, fruit trees and berries. $5,000 down handles. FULL PRICE $13,650

W. WOODLEY, EV 4-8124, res. EV 4-3916.

CALL OUR NHA DEPARTMENT

for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now. PEMBERTON HOLMES LTD. EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327.

OAK BAY Duplex or Triplex

6 lovely rooms with 2 baths, can be made into 2 spacious 3-room suites by closing a connecting doorway, or 6-room, 2-bathroom, 1,500-square-foot suite plus another self-contained suite with separate bathroom and entrance rented for $65 per month. Outstanding sea view from all suites. This is an excellent buy at $20,000

and $5,000 cash will handle.

Call Jack Brown EV 4-4976 or Jack Middleton GR 9-4327 eves; EV 4-8124 office.

LAKE HILL OIL HEAT $1500 DOWN

This very attractive stucco bungalow comprises 4 spacious rooms and sun porch, full cement basement with 2-year-old automatic oil furnace, drive-in garage on nic. lot with fruit trees, near to bus, shopping centre and on high location. $75 per month. Full price $9950

Call Jack Middleton GR 9-4327 or Jack Brown EV 4-4976; EV 4-8124 office.

DUPLEX SIDE-BY-SIDE $3000 DOWN

OR TRADE FOR OLDER HOME

GOOD INVESTMENT, 2 BEDRMS EACH SIDE. Complete with elec ranges and oil heaters. Lock-up garages. Rents $70 each. Owner pays taxes $160 and water only. Excellent condition. Stucco exterior. Located one block from Colquitz P.O. Quick possession 1 side (or tenant waiting).

Call D. E. Wilkinson EV 4-8124, res. GR 5-2610 evenings.

OUTSTANDING • 6 ROOMS PLUS

This exceptionally well built 6-roomed 3-YEAR-OLD BUNGALOW with seclusion 5 mins transportation and stores. Entrance hall, large LR, OPEN FIREPLACE. Cosy dining room, 3 bedrooms. Oak flooring throughout. 4-pce vanity bathroom, smart cabinet kitchen, package oil heat. Full high cement basement. This is an exceptional buy, below market price. $6,000 cash.

Price $16,500

Appointment to view, phone Mr. Hepburn, EV 4-8124, res. EV 3-7039

NEAR JUBILEE

3 bedrooms, one floor. See this older-type home completely redecorated and painted. In wonderful location. High full basement, drive-in garage. This you must see for only $2,000 down. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

CITY

5-room bungalow. Near the sea. Excellent condition, near school and bus. Garden lot, large kitchen, living room, 3 bedrooms and 3-pce bathroom. $1,500 cash with full price of $6,950. Mr. Laing, eves., EV 5-5306. A. Carmichael & Co. Ltd. EV 4-7341.

$5,000 DOWN

Oak Bay new, vacant, Uplands area, 3 bdrms, playroom, rumpus room with bar and fireplace, 1½ bathrooms. 1,700 sq ft. A very special buy for $23,150. Excellent financing to responsible party. L. H. Rands EV 3-4117, res EV 2-8980. Leach & Sparks.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

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Must Be Sold in 1 Week

Make me an offer on $12,900 for this lovely 3-bedrm NHA home with 5½% mtge payable at $68, P.I.T. Contains 3 good-size bedrms, living room, dining room, kitchen and bath, thru hall, FC basement, auto oil, tubs and large rumpus space, plus dr-in garage. Large landscaped lot, fenced. Near school, bus, etc. Don't miss seeing this tremendous value. Call me now—J. Mann, EV 5-3857 or office, EV 5-8704, to view.

J. MANN
EV 5-3857

Offering these and many more new, used and revenue homes on

"EXCLUSIVE" MARCH SALE

3106 BALFOUR—1,350 sq ft, worth $16,250. Reduced to $15,500.
709 COOK ST.—1,600 sq ft, worth $14,950. Reduced to $13,950.
1675 ASH RD.—2,100 sq ft, worth $23,000.
3582 RICHMOND RD.—1,450 sq ft, worth $19,500. Reduced to $19,000.
2611 VICTOR ST.—960 sq ft, worth $11,500. Reduced to $10,500.
1882 PELTHAM RD.—1,300 sq ft, worth $12,500. Reduced to $11,300.
ALSO 4 NEW NHA — 3-bedrm homes—from $13,900 to $13,100 with low down payments.

Do not distrub owners — call EV 5-3857 or office, EV 5-8704, to view anytime.

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REDUCED $500 FOR QUICK SALE. 3 BEDROOMS, L-SHAPE LR AND DR, BSMT GARAGE, PKGE OIL HEAT, $2,000 DOWN, $90 P.I.T.

FULL PRICE $13,600

Call office, EV 5-8704 or L. Mulliet, GR 9-2620, or Len Wardle, GR 7-3348

Brand New 2 Bedrooms Full Price $9950

Exceptional buy with excellent terms. Smart two-bedrm stucco bungalow located among new homes in the High Quadra area. Comprises spacious living room with fireplace, good-sized electric kitchen with large dining area, 4-pce bathroom, full basement, roughed-in rumpus room, Oil-O-Matic heat and attached carport. To view call D. Munro, GR 7-1705 or office, EV 5-8704.

YOU CAN'T

Replace this lovely 1,450-sq-ft home for full price of $16,800. Down payment of $3,000. This is a lovely family home, 9 yrs old, with spacious living room, dining room, kitchen, large bedrooms and utility, with 4-pce vanity bath. Full basement. Rumpus room and double attached garage.

Call Ken Jensen, EV 5-8704 or GR 4-1973.

Full Price $8650 $2000 Down

Immaculately clean, white siding bungalow nestled in the oaks in a lovely high Quadra location. Living room with fireplace, separate dining room, cabinet kitchen, thru hall and three bedrooms. Full basement with drive-in garage. Large treed backyard. Owner has bought new home. Desperate to sell.

Call J. Moore EV 2-3646 or office EV 5-8704

WATER FRONT

Beautiful water-front home—quality surroundings, guest-sized living room, French doors to a dining room that is most fitting to a home of this quality. The ultra-modern electric cabinet kitchen is most convenient. Two twin-sized bedrooms, 4-pce tiled bath, 2 twin-size bedrooms up unfinished. Full, high basement, ample room for rumpus room, TV room and workshop. Two-car attached garage. Oil hot water heat. This is excellent value at $22,000. Please phone for inspection. MR. STRETCH, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

OGDEN POINT

This cute 4-room bungalow which can be smartened up with a little paint can be bought for ONLY $1,000 DOWN. Half block to the beach and handy to town. You will fall in love with this at ONLY $6,500. FULL PRICE. Call Boyd Hill at EV 5-8686. Northwestern Securities of Victoria Ltd. or EV 5-6741.

MT. TOLMIE AREA

Well located for schools, bus and stores. A modern five-room bungalow with hot-water Oil-O-Matic heating $8950

Ask for Henry Hope
EV 3-7041 Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

WATERFRONT

Lovely view, 4 bedrooms, 4 bathrooms, very large living room, dining room, sun deck, many features.

Price $37,500

Mr. Edwards

H. A. HUMBER LTD.

630 View St. EV 2-9161

"IMMEDIATE POSSESSION"

$1,000 DOWN (OR LESS) may buy 5-room stucco bungalow. Full basement. Full price $7,950. Drive by 3211 Irma.

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4 HOUSES FOR SALE AT PRESEN